

November 2, 2000

TO: Mayor and City Council

FROM: John Lettelleir, Director of Planning

SUBJECT: Results of the Planning & Zoning Meeting November 1, 2000

The following item is scheduled for the November 21, 2000 City Council Meeting

Concept Plan: King's Garden

Applicant(s): Real Property Exchange, Gene McCutchin, and DRHI, Inc.

DESCRIPTION:

233 Single-Family-5 lots, 203 Single-Family-4 lots, and three open space lots on 142.5± acres on the north side of Main Street (F.M. 720), 900± feet west of Legacy Drive. Zoned Agricultural, Single-Family-4, Commercial-2, and Industrial. Requested zoning is Planned Development-Single-Family-5/Single-family-4. Neighborhood #45.

APPROVED: 6-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Staff recommends approval subject to:

1. City Council approval of Zoning Case Z2000-46.
2. Final acceptance of Heather Ridge - Phase II-B prior to final acceptance of the second phase of King's Garden as shown on the concept plan.
3. City Council and City Engineer approval of a waiver to the requirement for alleys subject to the lots being designed without lot to lot drainage.

DM/sg

cc: Jeff Miles 972-248-1414
Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.: 8B

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Description:

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Remarks:

The concept plan shows 233 Single-Family-5 lots, 203 Single-Family-4 lots, and three open space lots to be developed to the planned development standards requested with Zoning Case Z2000-46. Approval of the concept plan is subject to City Council approval of Zoning Case Z2000-46.

Access

The applicant is proposing to develop the subdivision in three phases. Two points of access must be provided to each phase. Access to the first phase will be limited to the median divided entry extending from Main Street (F.M. 720). Where development phasing or constraints prevent the provision of a second, separate means of access, the Subdivision Ordinance allows a median divided street to satisfy the requirement for two points of access. The north and south lanes of Main Street (F.M. 720) flare outward adjacent to a majority of this property. The flare in Main Street (F.M. 720) is used for open drainage in the median. The City requires a median opening to be provided for a street which intersects a divided street. Construction of a median opening to span the flared portion of Main Street (F.M. 720) would be costly. Staff recommends use of the divided street to provide two points of access to the first phase. Access to the second phase will be provided through the first phase and through Heather Ridge Estates - Phase II-B. A final plat has been approved for Heather Ridge Estates - Phase II-B, but the subdivision has not been released for construction at this time. Access to the third phase will be provided through the first and second phases with a street stub to the east providing additional access in the future.

Screening and Landscaping

Four- to six-foot berms with three-inch caliper trees an average of 30 feet on center, and 10 shrubs per 40 linear feet in 50 feet of additional right-of-way dedicated for screening and landscaping purposes will screen lots backing and siding to Main Street (F.M. 720). Three- to five-foot berms with three-inch caliper trees an average of 30 feet on center, and 10 shrubs per 40 linear feet in 28 feet of additional right-of-way dedicated for screening and landscaping purposes will screen lots backing to the collector street extending north from Main Street (F.M. 720).

Adjacency of Lots to Tributary of the Cottonwood Branch Creek

The northernmost lots of the proposed subdivision abut a tributary of the Cottonwood Branch creek. Although the subdivision requirements pertaining to major creeks are not applicable, the applicant has worked with staff to provide a parallel street and cul-de-sacs to open the subdivision to this tributary.

Alley Waiver

The Subdivision Ordinance requires alleys to be provided along the rear of all lots, unless the City Council waives the requirement for alleys by determining that utilities and access are adequately provided to the lots. Alleys are not provided to serve all of the lots. It is premature to waive the requirement for alleys, because grading and drainage plans will not be reviewed by City until the final plat is submitted. Should adequate provision be made for utilities and access to the lots and the lots be designed without lot to lot drainage, staff will recommend that the requirement for alleys be waived.

Drainage Easement

A drainage easement extends north from Main Street (F.M. 720) along the east side of the property. The applicant is proposing to back lots along the entire length of the drainage easement creating a void between the lots and the drainage channel. The maintenance of the vegetation within this isolated area presents a concern. The City has commissioned an engineering consultant to study the potential of using the drainage easement for detention and retention purposes, whereby creating an amenity and eliminating the maintenance concerns. Should the drainage study show that the drainage easement could be used for detention and retention purposes, the design of the adjacent lots may be modified. If the drainage study does not support the use of the drainage easement for detention and retention purposes, the applicant will construct a mow strip along the base of the rear yard fence of the lots to assist in maintenance of the drainage easement.

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3. City Council and City Engineer approval of a waiver to the requirement for alleys subject to the lots being designed without lot to lot drainage.